

MINUTES  
8/8/01  
SHREWSBURY BOROUGH COUNCIL

PRESENT: Mayor James W. Reedy, Richard R. Buchanan, Salvatore A. DiPaula, Jr., Eugene M. Livermore, Christopher M. Skoglund, Peter W. Schnabel and Eric W. Stoley

OTHERS

PRESENT: Jeffrey L. Rehmeyer, II, Esq.; James R. Holley, P.E.; Brian L. Sweitzer, Supt. of Public Works; Jeff Keating, Zoning Officer; Barb Krebs of The York Dispatch; Terrie Reuter of The York Daily Record; Phil Robinson; James Shock; Gary LaBarre; Bob Miller; Robert Noonan; Atty. Jeff Lobach; Tom Simmons; Robert Sandmeyer; Tom Austin

The regular meeting of the Borough Council convened at 7:32 p.m. at the Municipal Building, 35 West Railroad Avenue with President Schnabel presiding.

**CITIZEN'S COMMENTS**

James Shock, 21 North Main St. was present to state he was strongly opposed to a condemnation of Kreeger Avenue mainly because of safety reasons and devaluation of this property. He stated his family uses the alley because of a sight distance problem at the rear of his property at the entrance onto N. Highland Dr. Vehicles stay to the west side of Highland Dr. because of the storm drain. The Shocks enter the alley through the 19 feet section of their property that abuts the alley and then drive up to Main Street. He stated his customers also use the alley. If the Borough would abandon the alley, we'd have to make sure the Shocks had access to use the same.

If the alley is not abandoned, it will have to be maintained and the tree will have to be trimmed back for snow plowing.

C. Skoglund moved to not proceed with the abandonment because of the concerns stated this evening.

R. Buchanan seconded. The motion carried with all in favor.

Gary LaBarre stated the agreement between the Borough, Township and the radio communications group was forwarded to Jim Holley and Brian for review. Gary has gotten the equipment list together and will provide it to M. Ridgely.

Bob Miller of 52 N. Main St. asked if the Council felt the fire siren noise level could be toned down since the firemen have pagers.

Buck will ask Chief Childs about the noise level requirement.

### **APPROVAL OF MINUTES**

S. DiPaula moved to approve the minutes of the July 11, 2001 meeting.

R. Buchanan seconded. The motion carried with all in favor with E. Stoley abstaining as he was absent last month.

### **APPROVAL OF EXPENDITURES AND REPORT OF ACCOUNTS**

C. Skoglund moved to approve the expenditures and report of accounts for July.

E. Stoley seconded. The motion carried with all in favor.

### **BILLS**

- Velda Nickell bookkeeping services for July \$400.00
- Lobar Associates retainage from renovations \$31,883.44
- James R. Holley & Assoc. streets \$72.50; general engineering \$1,883.71; Southern Farms sewer replacement \$3,019.23;
- Murphy & Dittenhafer period 6/1 – 6/30 \$1,605.87
- CGA Law Firm water account through 6/26 \$467.00; sewer account \$641.00; general account \$3,679.95

The Murphy and Dittenhafer invoice includes a charge from Barton Associates for HVAC in the amount of \$537.50. The Secretary was directed to find out what the charge was for and what time period.

C. Skoglund moved to approve payment of the above bills with the exception of the charge by Barton Associates on the Murphy and Dittenhafer invoice.

E. Stoley seconded. The motion carried with all in favor.

## **SUBDIVISION AND LAND DEVELOPMENT BUSINESS**

### Shrewsbury Commercial Center – reverse subdivision plan #2001-2 (final)

This plan joins five parcels to make two: a seven acre tract west of Mt. Airy Road and a 20 acre parcel area east of Mt. Airy Road where the shopping center will be built.

(Motion for approval was made under land development discussion.)

### Shrewsbury Commercial Center – land development plan #2001-3 (preliminary)

This area is east of Mt. Airy Road, west of I-83 and north of Forrest Avenue. The Giant Food Store will build a store and there will be 25,000 sq. ft. of small in-line retail and four pad sites. A DEP permit needs to be obtained to relocate and re-channel 400 feet of stream. A biologist is working with the developer. The storm water pond will be lined with an impervious surface (clay liner). The parking lot runoff will be filtered through a stone filter, sand and then a vegetative bed. The roof runoff will be piped into a basin and then into Deer Creek.

Traffic: A right turn lane will be added on Forrest Avenue to turn right onto Mt. Airy Road and the turning radius will be widened. A left-turn lane will be added on Mt. Airy Road for turning left onto Cardinal Drive. There will be an access northbound on Mt. Airy Road into the shopping center across from Cardinal Drive. The main ingress/egress for the shopping center will be across from Northbrook Lane. Council is asking the developer to pay for a traffic signal there now if PennDOT warrants one is necessary. If PennDOT does not warrant a traffic light now and should one become necessary in the future the Borough will insist the developer pay for the light. The island proposed across from Cardinal Drive to block motorists from coming straight out of Cardinal Drive into the shopping center will be widened to make that more defined. There will also be a left turn lane on Mt. Airy Road heading south to access the shopping center across from Cardinal Drive. The left-turn lane traveling east on Forrest Avenue to turn left onto Mt. Airy Road will be lengthened.

Water: The water committee, Eng. Holley and Sol. Rehmeyer are comfortable with the development agreement concerning our water sources. One spring will remain and two test wells have been drilled which the hydrogeologist feels will provide 30 to 35 gallons per minute. The current permit for the springs is 105,000 gallons per day. These two wells will pump into the wet well. Once the wells are drilled

deeper, they could produce more water. The developer must provide the equivalent – 105,000 GPD. After the developer receives preliminary approval on the land development they must then develop the wells and be in final operation before final land development approval can be given. DEP feels the two deep wells will be less likely to be contaminated and are safer than surface springs. The access to the well house is satisfactory. The current agreement for use of the springs will expire; there is a clause in the new agreement that the lease for water rights is perpetual. The developer stated the area to the east and south of the detention pond will not be developed.

Resident and wellhead protection committee member, Robert Noonan, spoke against the development.

Eng. Holley stated he needed to check the storm water runoff plan comments and they need a soil erosion permit.

R. Buchanan moved to recommend approval of the final reverse subdivision plan #2001-2.

C. Skoglund seconded. E. Stoley added a caveat as follows: Irregular lots were created at the request of the property owner and this should be considered if a variance is requested in the future.

Roll call vote:

Buchanan	yes, in favor
DiPaula	yes, in favor
Livermore	yes, in favor.
Schnabel	yes, in favor
Skoglund	yes, in favor
Stoley	yes, in favor

R. Buchanan moved to recommend approval of the preliminary land development plan #2001-3 contingent on the necessary permits being obtained, compliance with the comments of James R. Holley & Assoc., the York County Planning Commission and the Development Agreement.

C. Skoglund seconded.

Roll call vote:

Buchanan	yes, in favor
DiPaula	yes, in favor
Livermore	yes, in favor
Schnabel	yes, in favor
Skoglund	yes, in favor
Stoley	yes, in favor

E. Stoley moved to authorize the execution of the Development Agreement.  
C. Skoglund seconded.

Roll call vote:

Buchanan	yes, in favor
DiPaula	yes, in favor
Livermore	yes, in favor
Schnabel	yes, in favor
Skoglund	yes, in favor
Stoley	yes, in favor

### Billy Stumbo Rezoning Request

The York County Planning Commission indicated the rezoning would be spot rezoning.

### Covington Ridge

The letter of credit was received but it expires in one year.

C. Skoglund moved to authorize the Secretary to send a letter to PennDOT that the Borough would adopt the right of way along Valley Road and then dedicate the right of way to PennDOT.

R. Buchanan seconded. The motion carried with all in favor.

The mylar of the final plan was executed.

**Zoning Officer** – Jeff Keating

The report for July is on file.

**Water & Sewer** – Richard R. Buchanan

**Agreement with GPU for Electric at New Pump Station on Valley Road**

R. Buchanan moved to authorize the execution of the agreement with GPU to provide electric service to the new pump station on Valley Road.

E. Stoley seconded. The motion carried with all in favor.

The cost to provide the electric service will be split between the Borough and the developer.

**Water Levels**

Despite the dry conditions, all water sources are operating as usual without significant drawdown. Six of the seven wells have the same water levels as in January.

**Deer Creek and Trout Run Generators**

Fences were installed at these locations at a cost of \$4,800.00.

**Sewer Infiltration**

Several leaks or infiltration in the lines were recently televised. After this week, we are finished televising for the year and will begin repairing the problems.

**Southern Farms Sewer Line Replacement**

The specifications are out for bid and the pre-bid meeting is August 10.

**Market Square Sewer Backup**

The Chinese restaurant has a grease trap but they are not cleaning it out and they will be billed for the cleaning and the Public Works Department's time.

### Non-compliance at 437 S. Main St. – restaurant

Another restaurant opened up and no grease trap has been installed. The owner of the property was told a trap was needed. A violation notice will be sent to the owner.

### Southern Die Casters

The sewer line was capped off and the pit is being pumped out regularly.

### Water Source Grant

The Borough received a grant of \$50,000 for our wellhead protection work.

## **Public Roads and Lighting** – Christopher M. Skoglund

### Paving Project

We have not heard from Pflumm Contractors about paving West Forrest Avenue. This work should be done before school starts.

It was decided that the bids should be received in April in the future and they should include a penalty clause.

### New Radios

Brian got a quote for new radios for the trucks, office and portables.

## **Public Lands, Buildings and Finance** – Michael W. Ridgely

### New Pavilion at Playground

Brian reported Labor and Industry is requiring a lot more work. Paving needs to be done near the pavilion for handicapped persons; emergency lighting inside and outside; handicap railing in the restrooms, etc. The additional items will run about \$15,000 over the amount of \$85,000 received from the insurance company.

### Payment to C.B. Structures for Pavilion

Eng. Holley recommended the amount of \$4,000.00 be retained with payment in the amount of \$38,730.00 being sent to C.B. Structures, Inc.

R. Buchanan moved to approve the amount of \$38,730.00 to C.B. Structures, Inc. E. Stoley seconded. The motion carried with all in favor.

### Insurance Program

C. Skoglund reported that he and E. Stoley met with the Borough's insurance agent. We will remain with Penn National Insurance, the Y2K endorsement is being removed, errors and emissions amount will be increased to \$10,000.00 at all pumping stations, rental reimbursement for the smaller trucks will be added. Prices were obtained to increase the umbrella amount from \$1,000,000.00 to \$5,000,000.00 (\$3,200.00) and \$10,000,000.00 (\$5,700.00).

C. Skoglund moved to approve the increase in the amount of the umbrella from \$1,000,000.00 to \$5,000,000.00.

E. Stoley seconded. The motion carried with all in favor.

## **ENGINEER'S REPORT**

Eng. Holley reminded Council that Brian is loaded down with projects and more and more responsibility is being placed on municipalities.

## **SOLICITOR'S REPORT**

### Allied Trailers

Sol. Rehmeyer requested an executive session be held to discuss the possible litigation.



**Public Safety, Welfare and Personnel** – Salvatore A. DiPaula, Jr.

Personnel Meetings

The meetings will be held on September 19 beginning at 7:00 a.m.

**Secretary's Report** – Cindy L. Bosley

Liquid Fuels Audit

The Auditor General's office conducted an audit for the years 1999 and 2000 and there were no findings.

Annual Appreciation Dinner

The dinner will be on Friday, November 16 at the fire hall.

Open House

The open house will be held on Saturday, September 8 beginning at 10:00 a.m.

Utility Billing Software

A demonstration will be given the last week in August on the new software.

**York Area Earned Income Tax Bureau** - Eugene M. Livermore

**Recreation/Regional Recreation** – Eric W. Stoley

Eric reported a peer-to-peer grant application is underway and there is a new slate of officers on the Board: Henry Young is now the Chairman. The open director's position will be filled soon.

**Planning Commission/Regional Planning Commission** – Eric W. Stoley

Hopewell Township expressed ideas on how they plan to develop the landfill site on Plank Road.

**Southern Regional Police** – Richard R. Buchanan

Buck reviewed the report for July. E. Livermore questioned the speed sign on South Main Street in that it says the speed limit is 35 mph and may be in error.

**Replacement Police Vehicles**

Buck presented a chart showing the maintenance cost for police vehicles. The reconditioned vehicles don't hold up to wear and tear. The police commission is recommending two replacement vehicles be purchased out of the building fund that each Borough agreed to contribute \$20,000 into yearly and then give the remaining money back to the Boroughs. There is \$127,230.83 in the PLGIT building fund account less vehicles at \$43,996.00 each Borough would receive \$41,617,42.

E. Stoley moved to approve the purchase of the two police vehicles from the PLGIT building fund account with the balance being split between New Freedom and Shrewsbury Boroughs.

C. Skoglund seconded. The motion carried with all in favor.

**Contributions Breakdown**

Buck presented information on the cost sharing breakdown and he is recommending the 40% not be split equally. He is recommending the 40% split between the three Boroughs be based on an average of the other three categories; 25% prorated based on the current population; 25% prorated based on the last year's percentage of police patrol time in each Borough; and 10% prorated based on the total road mileage within each Borough. Buck would like to see Glen Rock Borough become a full member.

Council felt it was a good idea but Buck was asked to consult with M. Ridgely.

## **UNFINISHED BUSINESS**

## **OTHER BUSINESS**

## **NEW BUSINESS**

The next meeting of the York County Traffic Coalition will be held on Thursday, August 16 at 9:00 a.m. at Jacobus.

## **COMMUNICATIONS**

Hemler ACS asked permission to use a police radio frequency. Chief Childs sent a memo that the second frequency the police are using is licensed to another municipality.

## **EXECUTIVE SESSION**

An executive session was called at 11:52 p.m. to discuss possible litigation.

The meeting was reconvened at 11:56 p.m.

## **ADJOURNMENT**

E. Livermore moved to adjourn the meeting at 11:56 p.m.  
S. DiPaula seconded. The motion carried with all in favor.

Submitted by,

Cindy L. Bosley, Secretary